

**Town of Watertown
Planning and Zoning Commission
Special Meeting
MINUTES**

Time: 10:00 A.M.
Date: September 23, 2009
Place: Planning and Zoning Office
Conference Room
51 Depot Street Suite 502
Watertown, CT

1. Call meeting to order by Chairman Minnich at 10:03AM

2. Roll call

Present: Chairman, Mr. David Minnich
Mr. Jim Blais
Alternate, Mr. Ken Demirs
Alternate, Mr. Duane George

Absent: M. Michael Masayda
Glen Duplissie
R. Rondeau
G. Martin
R. Russ
C. Mancini

Also Present: Land Use Administrator, Ms. Ruth Mulcahy
Town Engineer, Mr. Chuck Berger
Land Use Secretary, Ms. Carol Allen

D. George sat in for M. Masayda
K. Demirs sat in for G. Martin

2. **Consider request for two month extension of subdivision approval for Hidden Oaks Subdivision and Fox Crossings Subdivision.**

Ms. Mulcahy said she had a draft motion prepared for the extension request.

Mr. George stated that Mr. Lovely is progressing on the project and is asking to keep the bonding in place.

Mr. Berger said Mr. Lovely is actively working, has done all the grass paver work, taken up the bad sections of pavement and put down new binder courses throughout Fox Crossings and Hidden Oaks, did the adjustments in replacement necessary for water and sewer gate valves, adjusted catch basins. Mr. Lovley is planning on putting the top course of pavement on Thursday and Friday (Sept 24&25, 2009) and fixed the curbing sections that were damaged which will be replaced. Mr. Lovley is fixing the aesthetic repairs after the top course is put on next week, sidewalks are proposed and will be started in the coming weeks on Middlebury Road. The connection of the section off of the property on Middlebury Road will not be done; the gaps will have to be filled in, in the future. Mr. Lovley has spoken to Roy Cavanaugh, Tree Warden, about the street trees and their placement and is replacing a couple of trees that have died on Hidden Oaks. Mr. Berger said they are making good progress.

Mr. Blais asked how much of the project needed to be built out as far as the bond.

Mr. Berger said they have been conservative – the big numbers are the paving and the street trees. The interior sidewalk money has been released, but anticipated requesting a bond reduction at the next Commission meeting when the pavement is in place and satisfactory.

Text of Motion: WHEREAS the Watertown Planning and Zoning Commission (hereinafter “Commission”) received a request for two month subdivision approval extensions for Hidden Oaks Subdivision located at the extension of Kimberly Lane and Fox Crossing Subdivision located on Lovely Drive and Middlebury Road, Watertown, CT from Mark Lovley, President, Lovley Development, 710 Main Street, Plantsville, CT 06479 in an R-30 Residence District;

WHEREAS Hidden Oaks Subdivision was approved on September 3, 2003 and advertised on September 18, 2003 with an appeal period ending on October 2, 2003 with a five year expiration date of October 2, 2008 with a subdivision approval extension granted by the Planning and Zoning

Commission to October 1, 2009 and Fox Crossing Subdivision was approved on November 3, 2004 with a five year expiration date of November 19, 2009;

IT IS THEREFORE RESOLVED the Watertown Planning and Zoning Commission **APPROVES** a two month extension of the subdivision approval for Hidden Oaks Subdivision to December 1, 2009 and a two month extension of the subdivision approval for Fox Crossing Subdivision to January 19, 2010.

Motion made by: D. George
Second by: K. Demirs
All in favor

4. Adjournment

Motion to adjourn at: 10:15AM
Motion made by: J. Blais
Second by: K. Demirs
All in Favor